



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

JUNE 4, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07)** – Applicant: Hogle-Ireland, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1), Industrial Park – (I-P) – APPROVED PROJECT DESCRIPTION: To construct and operate a light industrial and warehouse distribution center in two options. OPTION A is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). OPTION B is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2013. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Quasi-judicial)

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Staff Report 1.1

- 1.2 **FIRST EXTENSION OF TIME for PLOT PLAN NO. 24267** – Applicant: Community Church of the Valley – Third Supervisorial District – French Valley Zoning District – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: Southerly of Scott Road, westerly of Highway 79 and northerly of Keller Road – 12.5 Gross Acres - Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: Construct a 12,000 square foot church facility consisting of a sanctuary, a nursery, offices, a play area, a barbeque area, and 159 parking spaces; the southern portion is to be conserved pursuant to HANS01168. - **REQUEST:** FIRST EXTENSION OF TIME for PLOT PLAN NO. 24267, extending the expiration date to November 30, 2012. Project Planner: Adrienne Rossi at (951) 955-6925 or email arossi@rctlma.org. (Quasi-judicial)

Staff Report 1.22.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 25063** - CEQA Exempt - Applicant: Delfino Cacho - Owner: Delfino Cacho – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan – Rural Community: Medium Density Residential – 2-5 DU/AC (RC:MDR) - Located on Blair Street, between Estelle Street and Magnolia Avenue – Zoning: One Family Dwelling – (R-1) – .22 Acre Minimum - REQUEST: The Plot Plan is a proposal to permit existing unpermitted 548 square foot detached garage with attached 164 square foot guest quarters, 102 square foot patio and 331 square foot storage on .22 acres, located at 3895 Blair Street in the unincorporated Riverside County near Corona. APN: 115-252-008. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 25078** - CEQA Exempt – Applicant: Franco Jose Soto - Owner: Franco Jose Soto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Area Plan – Rural: Rural Residential (5 Acres Minimum) - Located Southerly of Ramon Road, northerly of Chuckawalla Road, westerly of Willis Palm Lane – 1.04 Acres - Zoning: Controlled Development – (W-2) – (20,000 sq. ft. minimum lot) - REQUEST: The Plot Plan is a proposal to permit an unpermitted 1,054 square foot detached accessory storage building, associated with a 4,376 square foot residence and a 855 square foot guest quarter on 1.04 acres located at 75635 Ramon Road in the unincorporated Riverside County in Thousand Palms. APN: 651-161-002. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 25007** - CEQA Exempt - Applicant: Katie O'Malley - Owner: Matthew & Katie O'Malley – Fourth Supervisorial District – Sky Valley Zoning District – West Coachella Valley Area Plan – Rural: Rural Residential – 10 Acres Minimum (R:RR) - Located on Southerly of Dillon Road, easterly of Lamel Road, westerly of Holeman Way – Zoning: Residential Agricultural 1 1/4 – (R-A-1 1/4) – 2.5 Acres - REQUEST: The Plot Plan is a proposal to permit a 2,500 square foot detached steel garage on 2.5 acres, associated with the 1,365 square foot main residence and a 572 square foot detached garage located at 23410 Lamel Road in the unincorporated Riverside County near Desert Hot Springs. APN: 647-420-014. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 25113** - CEQA Exempt - Applicant: Joan Patterson - Owner: David and Joan Patterson – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 Acres Minimum) - Located Northerly of Tenaja Road, southerly of

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Calle Teresa, easterly of Calle Bandido, westerly of Calle Pino – 4.5 Acres - Zoning: Rural Residential – (R-R) – (1/2 Acre Minimum) - REQUEST: The Plot Plan is a proposal to construct a 1,362 square foot detached Barn, associated with a 3,296 square foot residence with attached 675 square foot garage on 4.5 acres, located at 19379 Calle Teresa in the unincorporated Riverside County in Temecula. APN: 932-240-011. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff Report 2.4**3.0 PUBLIC COMMENTS:**